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CITY OF MORGAN HILL

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17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

September 25, 1995

Director
Department of Housing and
Community Development
P.O. Box 952053
Sacramento, CA 94252-2053

Subject: City of Morgan Hill Annual Report on the General Plan

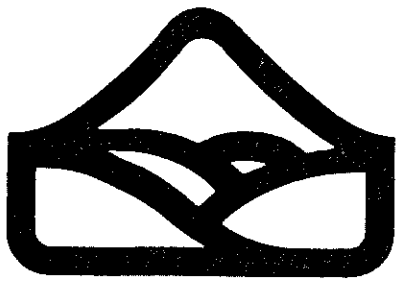
Dear Director:

The City of Morgan Hill submits with this letter the annual report on the General Plan, including the report pursuant to Sections 65583 and 65584 of the Government Code regarding housing. This report was reviewed and approved by the Planning Commission on August 22, 1995 and by the City Council on September 20, 1995.

Please call the Planning Division at (408)779-2748 should you have any questions.

Sincerely,

David J. Bischoff, AICP
Community Development Director



City of Morgan Hill

Memorandum

To: PLANNING COMMISSION

From: COMMUNITY DEVELOPMENT DEPARTMENT

Subject: STATUS OF GENERAL PLAN IMPLEMENTATION

Date:
AUGUST 22, 1995

REQUEST: Review the status of implementation of the General Plan, pursuant to State law.

RECOMMENDATION: Report to the City Council that satisfactory progress is being made toward implementation of the General Plan, and that no amendments are necessary at this time.

BACKGROUND:

Policy 9b of the City's General Plan requires the City to review progress in meeting General Plan goals and policies for each Fiscal Year. In addition, California Government Code Section 65400 requires each planning agency to provide an annual report to the City Council and to two State offices, regarding the progress of the City in meeting its share of regional housing needs.

GENERAL PLAN ELEMENTS

Land Use Element

The Land Use Element contains policies regarding density, interrelationships of land uses and related matters; and a map of land uses. Morgan Hill's Land Use Element most recently received comprehensive amendment in 1990 and is amended annually as needed. The next comprehensive update is due to start in FY 1998-99 and to conclude by the year 2000.

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Land Use Map Amendments

During the past year, 3 General Plan amendments, covering 43 acres, were approved. These amendments increased the net area planned for commercial uses by 25 acres; decreased the net area planned for industrial uses by 6 acres; and decreased by 11 acres the combined single and multifamily residential acreage. The residential decrease would have been 19 acres. However, 7.8 acres rezoned for single-family residential uses were annexed in June 1995. Thus only the commercial land use category experienced an increase in Citywide acreage. The FY 1994-95 trend is similar to FY 1993-94 when a net 87 acres of commercial were added, equal to almost double the entire acreage of all other General Plan land use categories which added acres in FY 1993-94.

The following land area is available for development under the General Plan:

	July 1, 1994 Available (Acres)	FY 1994-95 Net Change	FY 1994-95 Built	Available July 1995
Commercial	320	+25	-2	343
Industrial	542	-6	0	536
Residential	770	-19	-67	684
Rural/Open/ Developed	20,001	0	0	20,001
Total	21,633	0	-69	21,564

Land Development

Commercial

Land development in the past year absorbed vacant land shown on the General Plan, reducing the land available in land use categories which is available to future development. In FY 1994-95, 2 acres of commercial land were developed, (Accutune and the second Dan Gamel RV lot) for a total of 40 acres from 1990 to 1995. The General Plan projection for 1990 to 1995 was 4.8 acres of commercial per year, or 24 acres total. Thus commercial land has been developed slightly ahead of this schedule, due partly to the 1993-94 development of the shopping center on Dunne Avenue. There remains a total of 342 acres of vacant land zoned for commercial development through the life of the General Plan. This supply is more than adequate to accommodate projected future needs.

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Industrial

In FY 1994-95, no new acres of industrial land were developed. There were a total of 7.5 acres developed with industrial uses from 1990 to 1995. The General Plan projection for 1990 to 1995 was 60 acres of industrial development. Thus only about 1/8 of the industrial land was developed that had been projected. While industrial space demand was lower in the early 1990's, the demand has increased and vacancies have decreased as economic conditions have improved in Silicon Valley in the past year. The City now has very limited industrial space available in several size categories of space, especially for smaller users. An increase in construction of industrial buildings is expected to result.

Residential

The City population of 26,285 in January 1994 increased to 27,138 in January, 1995, an increase of 3.2% from the past year, or an increase of 853 persons. The previous year's growth was 582 persons or 2.3%. Since 1990, the City's population has grown from 23,928 to 27,138, an increase of 3210 or 642 persons per year. This equals an increase of 13% from 1990 to 1995 or 2 1/2% per year. The General Plan projects a growth of 14,225 persons from 1990 to 2010 for an average of 711 persons per year. Therefore, while residential population increase is slightly less than projected over the past 5 years, the FY 1994-95 increase is higher than the per-year increase projected by the General Plan.

The City's General Plan (page III-24, Table 5) projects 3320 single family units and 1422 multi-family dwellings to be built between 1990 and 2010, or 166 single family and 71 multifamily units per year. In FY 1994-95, there were 259 single family and 30 multifamily units built. This compares to the actual 178 single family dwellings and 24 multifamily units per year for FY 1990-91 to FY 1994-95.

While the single-family goals are being met, the multifamily goals are not being met. It should be noted that the City has approved a 76-unit Sturla apartment project on Dunne Avenue for FY 1995-96. If built, this would exceed one-year's goal for multifamily housing, although the five-year goal would remain two-thirds unmet.

This reflects approximately 225 acres of residential land developed during the first part of this decade, leaving 692 acres available for development. This represents over 10 years' supply of residential land, indicating that no changes in the General Plan or the zoning map are needed at this time to accommodate residential growth.

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Jobs-Housing Balance

General Plan policies 2a (Page II-7) through 2m (Page II-9) state that the City should aim to reach equilibrium between the supply of jobs and employed residents within the City. The ratio of jobs per employed resident is projected by the General Plan to increase from 0.72 in 1990 to 0.82 in 1995 and 1.14 by the year 2010. Page III-39 (Table 7) of the General Plan indicates for the period 1990-95, 4100 jobs would be added to the 9900 existing jobs within the City and sphere of influence, for an estimated 820 per year.

The Association of Bay Area Governments issues projections of growth in employment and housing. Projections for December 1995 are still being refined. ABAG's preliminary estimates are that between 1990 and 1995, the City lost 55 jobs. With the addition of 1030 dwelling units over the same period, it is obvious that the City has moved further away from an equilibrium of jobs to employed residents. However, ABAG projections continue to support significant job growth between 1995 and 2000. During that period an additional 3000 jobs are projected to be added, while the number of employed residents should increase by approximately 2000.

In addition to the Jobs-Housing Balance issue is the issue of jobs-housing match. Of 289 units for which permits were issued in FY 1994-95, 259 were single-family ownership units, with approximately 25% affordable to low to median income households, and 30 multifamily units were created which are nearly all affordable. Thus 33% of the added housing units were affordable to the low to moderate income workers who constitute much of the added employment. The General Plan Housing Element (page XIII-57) indicates that 55% of the added housing stock should be affordable to low to moderate income households. Therefore, the City has not experienced an increase in affordable housing which fully meets this objective.

Policy Implications

Many Land Use Element policies have been implemented, although the policies and programs shown on Tables "A," "B" and "C" remain to be implemented, and policies and programs in Table "E" are ongoing. Conclusion of the City's role in implementation has occurred on only two programs: initiation of the Open Space Authority, which is now reviewing potential acquisitions; and planning for a Countywide traffic demand management system. Other programs have not been fully implemented, primarily because the scope of the policy exceeds the FY 1994-95 time frame or the existing resources of the City. The City will continue to work toward implementation of policies.

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Summary

The City still has adequate vacant land for all types of growth which are anticipated; there is currently no need to add land in any General Plan Land Use category. The divergence of actual rate of land development with the 1990 General Plan projected rate was not great for commercial uses. However, due to economic conditions in the early part of the 1990's and an oversupply of industrial land in the north part of the County, the industrial rate of development was significantly less than the rate projected in the General Plan. There are no other policy trends which warrant amendment to the General Plan.

Regional Coordination Element

In 1987 the City joined with the City of Gilroy, Santa Clara County and the unincorporated area of San Martin to prepare a coordinated plan for development of the South County Area. The Regional Coordination Element of the City's General Plan incorporates the policies of that joint plan, in categories of urban growth and development; jobs/housing balance; San Martin and Coyote Valley development; rural/urban land use; potential intergovernmental agreements; and future joint planning.

In FY 1994-95, the City continued intergovernmental planning for South County, including participation in planning for the Santa Clara County Open Space Authority; review of the Santa Clara County Trails element; efforts to achieve jobs/housing balance through implementation of Measure P; processing annexations which are consistent with the Plan; and by meetings of the South County Joint Planning Advisory Committee. This has resulted in meeting Regional Coordination Element objectives of improving joint planning between the jurisdictions.

The City has initiated an Urban Growth Boundary study in coordination with Santa Clara County. The purposes include establishment of a long-term urban form, provision for efficient extension of urban services, and reassurance to agricultural property owners that they may continue their businesses without undue urban encroachment.

Circulation Element

The Circulation Element serves to establish standards and general alignments for arterial and collector streets, to describe the interrelationship of transportation routes and to address mass transit needs. This Element was updated in 1990 and is due to be updated again by the year 2000. The Element indicates that existing two-lane arterial and collector roadways should be widened to 4 lanes. During FY 1994-95, no additional widenings of arterial or collector roadways occurred, except for segments adjacent to new subdivisions.

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At the time of General Plan adoption, almost all intersections in the City operated at Level of Service (LOS) "D," "approaching unstable flow, tolerable delays"; or better. The General Plan standard is for LOS "D" or better in developed areas and LOS "C" or better in developing, largely vacant areas. The Public Works Department has not performed formal monitoring of LOS at intersections; however, informal observations are that all intersections meet LOS "D" or better. Intersections identified as problems or "soon to be problems" include Dunne Avenue at Monterey Road, which would preserve LOS "D" rather than deteriorating the LOS with planned 1996 improvements; as well as Cochrane Road east of the U.S. 101 freeway; Sutter Boulevard at Dunne Avenue; Tennant Avenue from Monterey to U.S. 101; and U.S. 101 freeway/Dunne Avenue intersection, which are projected to be at LOS "D" or "E." The Capital Improvements Program (CIP) will address the widening of Dunne Avenue between Sutter Boulevard and Monterey Road in 1996. Other 4-lane widenings of existing streets are not currently planned. During FY 1995-96, the adopted plan line for the Santa Teresa Boulevard/Hale Avenue arterial may be amended, as a result of an Environmental Impact Report which is being prepared. Improvements to other conditions are presently not budgeted.

Mass transit improvements are included in Circulation Element objectives. In Santa Clara County, the main north-south systems are Caltrain and the bus network. In order to serve this need and meet Circulation Element objectives, the Redevelopment Agency-funded City train depot parking lot, and the County lot were in service by mid-1994, with over 460 spaces for park and ride commuting. Morgan Hill is accessible by 4 morning and 4 evening trains in each direction, to San Francisco, Gilroy and intermediate points. This is an increase in number of trains since the 1993 opening of train service. The new train depot lots are also served by AMTRAK intercity buses to Monterey and other areas.

The improvements implement policies of the Circulation Element regarding road widening, although widening of other arterial collector streets such as Hale Avenue and Santa Teresa Boulevard remain to be accomplished. Circulation Element policies regarding mass transit have also been implemented. Limited City funds restrict the amount of public construction which may be completed. Policies and programs shown on attached Tables "A," "B" and "C" remain to be implemented.

Housing Element

The City Council adopted the Housing Element in October 1992, pursuant to guidelines in Article 10.6 of the Government Code. The next comprehensive update is due in FY 1996-97. The California Department of Housing and Community Development certified the City's Housing Element as being in compliance with State Guidelines. The following charts summarize attached Table "D" regarding the City and Redevelopment Agency achievements and private construction of affordable housing.

**QUANTIFIED HOUSING NEED OBJECTIVES
(1990-1995)**

INCOME LEVELS	NEW CONSTRUCTION	REHABILITATION
Very Low	23	25
Low	215	25
Moderate	410	--
Above Moderate	1,121	--
Total	1,769	50

(Source: Table 4.1, XIII-129 and narrative, General Plan Housing Element)

**QUANTIFIED HOUSING ACHIEVEMENTS
(1990-1995)**

INCOME LEVELS	NEW CONSTRUCTION		REHABILITATION	
	1990-95	1994-95	1990-95	1994-95
Very Low	70	31	99	64*
Low	97	20	6	4
Moderate	80	14	27	14
Above Moderate	783	224	--	--
Total	1030	289	132	82

(Source: City data) (*) asterisk reflects primarily Crest Avenue apartment rehabilitations.

In FY 1994-95, 65 affordable housing units with term restrictions were developed: 51 for low to very low income and 14 for median to moderate income. For FY 1990 to 1995, 247 affordable units were developed. The City exceeded its housing goal for very low income families by a significant margin, partly due to the efforts of the Redevelopment Agency and South County Housing. However, the City has not achieved its new construction goals for

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low and moderate and above-moderate income families, largely because of reduced levels of private construction under RDCS, and reduced levels of Federal and State housing funding.

The Rehabilitation need of 50 units has been met. The City continues to make progress working with other agencies in development and preservation of affordable housing, such as with South County Housing, the Bridge and other nonprofit groups; and with the Housing Authority.

Attached Table "D" discusses implementation of the Housing Element in further detail. Overall, the City has made substantial progress in implementation of the Housing Element.

Environmental Safety Element

The Environmental Safety Element provides information regarding seismic hazards and the potential for fires and other natural and man-made disasters, with measures designed to reduce the loss of life, injury and damage to property. This Element includes 17 action items related to development in hazardous areas, hazardous materials, seismicity and structural design, and water quality.

During 1994-95, the City implemented a geohazards regulation program, based on a consultant study of geologic hazards and subsoil capabilities throughout the planning area. A master plan and series of detailed site-by-site geologic and geotechnical maps were adopted after preparation by the consultant.

An update of this Element is scheduled to begin preparation in FY 1996-97 and to be presented to the City Council for public hearing in Spring 1997.

Noise Element

The Noise Element, through text and maps, quantifies the community noise environment and provides guidelines for development in order to achieve noise-compatible land uses.

The Noise Element contains seven Goals which are not elaborated as action items. However, the City does carry out programs to meet these Goals, regarding #1, general noise; #2, automotive noise; #3, railroad noise; #4 construction and industrial noise; #5, aircraft noise; #6, interior sound levels and #7, intergovernmental coordination of noise reduction programs.

The City continues its practice of requiring consultant noise studies and appropriate mitigation for residential developments. These programs implement Noise Element policies

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regarding protection of noise-sensitive areas.

The Noise Element was adopted in 1978. During FY 1995-96, the City will update the Noise Element.

Open Space/Conservation Element

The Open Space/Conservation Element sets goals and policies to manage open space areas and to protect and maintain natural resources and to prevent their wasteful exploitation, degradation or destruction of Morgan Hill's natural resources in hillsides, streams and Anderson Lake. Minor modifications to this Element occurred in 1990 and it is proposed for a major update in FY 1997-98.

The City joined the new Santa Clara County Open Space Authority. This Authority is evaluating sites for acquisition using funds authorized by the voters in June 1994. Several sites in the Morgan Hill area are included in the list being reviewed.

There are 30 action items related to greenbelts, hillside development, riparian and wildlife habitat, conservation and historic sites. The City has addressed these items through a mix of open space fees on new development ("transfers of development credit"), zoning regulations, environmental impact review procedures and joint action with special districts, the County and with South County cities. These programs have resulted in substantial compliance with Open Space/Conservation Element policies.

Recreation Element

The Recreation Element is focused on objectives and policies rather than specific action items. The Element was adopted in 1980 and is scheduled for update in this Fiscal Year. Policy 1a addresses additional parks; 1b gives priority to greenbelts for regional parks; 1c supports chains of linked parks through neighborhoods; 1d would locate parks next to schools; 1e addresses park fees. Policy 2a supports expansion of scenic roads and trails; 2b supports access to creeks; 2c proposes creek trails; 2d involves inter-jurisdictional cooperation and 2e places priority on streamside and roadside trails.

The City collects park development fees at the time of project development approval. The City presently has undeveloped park land. The City is unable to develop this land due to the lack of funds for parks maintenance, especially since the 1991 staff downsizing. Therefore further acquisition and development of parks at this time may not be productive, because parks maintenance funds have not grown to match the costs of additional park maintenance in such a case.

Scenic Highways Element

The Scenic Highways Element sets standards for scenic route systems, road design, scenic corridors, scenic facilities and extended views. The Element was adopted in 1978 and is proposed to be updated in 1997-98. Action items include (1e) requiring adequate setbacks, natural vegetation and sign design controls in scenic route areas; (1f) scenic gateway programs for the City; (1g) redevelopment programs for Madrone which provide for beautification, remove nonconforming billboards, create a "gateway" overlay district, and work with Southern Pacific and Caltrans to beautify land adjacent to Monterey Highway and the railroad; (1h) prepare a street tree and landscaping program.

In FY 1995-96, the Madrone gateway will be completed; and design controls in scenic routes continued to be implemented, which implement Scenic Highways policies regarding these issues. In the coming year, other action items will be addressed.

TABLE "A"

(Policies proposed for removal due to completion or ongoing program are in strikeout form).

GENERAL PLAN "A" PRIORITIES REMAINING TO BE IMPLEMENTED

LAND USE ELEMENT

- Action 1a: Establish **programmed development system** based on four-level public facilities and service priorities to promote infill and concentric development.
- Policy 1e: Adopt a threshold adequacy evaluation system to rate proposed development on whether facility/services standards are met or can be programmed within 5 years.
- Policy 2b: Implement a new **sign ordinance** removing nonconforming signs (such as billboard signs) and setting forth quality design standards for new signs.
- Action 2b: Update **sign ordinance** to include amortization schedule for removing nonconforming signs.
- Action 5a2: Investigate methods of generating revenues to be applied to purchase critical **open space lands**.
- Policy 6e: Determine the land uses appropriate within a **greenbelt** by joint planning activities of South County communities and the County.
- Policy 6f: Establish policies and implementation plans jointly with the South County Cities and the County for the creation of **greenbelts between cities**.
- Action 13a1: Revise the Zoning Ordinance and design standards to increase the amount of **open area on the outside of developments** when they border other uses, major arterials, or a residential separator designation.
- Action 22e2: Review proposed **Third Street pedestrian mall** for redesign.

CIRCULATION ELEMENT

- Policy 1f: Establish **centerlines and exact locations of arterial and collector streets** for the purpose of right-of-way dedication or purchase.

HOUSING ELEMENT

- Policy 3e: Investigate incentives to encourage **senior housing in the downtown area**.

**GENERAL PLAN "A" PRIORITIES
PARTIALLY COMPLETED AND ONGOING**

LAND USE ELEMENT

Action 1j1: Review the **Five-Year Urban Service Area** annually and adjust as necessary.

Policy 9a: Initiate Planning Commission adoption of other **ordinances and programs** as required by the policies of the General Plan within one year of adoption or amendment of the Plan.

Action 22d1: Develop programs through the Redevelopment Agency to acquire parcels of land as they become available to assist in assembling larger parcels of land, and to provide land write downs as necessary, to assist **high priority** uses to locate in and **around the downtown**.

HOUSING ELEMENT

Action 2a1: Continue innovative **rehabilitation** and preservation programs funded through innovative financing techniques, utilizing money from City, State, Federal sources.

TABLE "B"

GENERAL PLAN IMPLEMENTATION PROGRAM "B" PRIORITIES
ACTIONS REMAINING TO BE UNDERTAKEN:

LAND USE ELEMENT

- Action 4c1: Identify areas where there are incompatibility problems between the mushroom farm at Monterey Road and Watsonville Road and nearby residential uses, and prepare recommendations to eliminate or reduce them, including possible **alternate uses or special setbacks, screening or other mitigations.**
- Action 7a1: Prepare an inventory of cultural resources and historic structures within the City and its Sphere of Influence.
- Action 7a2: Designate those structures from the inventory which are deemed to be of historic significance as Cultural Resources.
- Action 11b1: Expand the **Noise Element** to identify noise impact areas and develop programs and standards, other than sound walls, to minimize noise impacts on residential development.
- Action 13a2: Use the existing and planned local and subregional **drainage and flood control system** and other publicly owned or restricted land to separate residential areas from each other and other uses.
- Action 16b1: Carry out **Downtown Design Plan** projects that promote or support tourism.
- Action 20d2: Identify preliminary design criteria and improvements needed for the staged development of a regional commercial center.
- Action 20d3: Prepare a general set of standards, criteria and incentives for potential developers that identify an appropriate development process and improvement schedule for the development of a regional center.
- Action 20e1: Work with the County to prepare a special area plan for the unincorporated areas designated as RCR that would retain the areas in low intensity uses, and establish the criteria and minimum conditions for future approval of **regional commercial development in the areas.**
- Action 22e3: Identify appropriate locations and provide incentives for attracting one or more **anchor tenants to the downtown core.**
- Action 23f1: Work with the County to limit the approval of **new commercial uses along Monterey Road south of Watsonville Road.**

CIRCULATION

Action 1g1: Develop an ongoing system of **traffic counting and monitoring** to determine whether service levels are being maintained throughout the community and to ensure that the impacts of new development are based on current traffic data.

Proposed for Removal:

~~Action 1n1: Amend City's development standards to require development that occurs along arterial streets to obtain access through a local street or major entrance and not through curb cuts directly onto the arterial street.~~

(Note: this is existing City policy. Staff has evaluated the issue and proposes that no further amendments to these development standards are needed at this time).

Action 1u2: Connect the various portions of **Del Monte Avenue** to form a continuous street, excluding an area through Britton Middle School and Nob Hill.

Policy 5a: Update and expand the City's **Bikeways Master Plan** within the next three years.

Proposed for Removal:

~~Policy 5g: Develop a **transportation demand management system** as a means of reducing vehicle trips during peak vehicle hours.~~

(Note: The City has adopted a TDM program. The Air Quality Management District has established procedures to implement TDM, so no actions at the local level are required at this time).

~~Action 5g4: Require all employers with ten or more employees to provide parking with car and van pool spaces convenient to the employee entrance.~~

(Note: The City has adopted a Transportation Demand Management program. The Air Quality Management District has prepared regulations to implement this process, so a specific implementation program is not required at the local level).

~~Action 5g6: Require major industrial employers to work with county and regional **ride sharing associations** to coordinate ride sharing programs.~~

(Note: The City has adopted a Transportation Demand Management program. The Air Quality Management District has prepared regulations to implement this process, so a specific implementation program is not required at the local level).

OPEN SPACE/CONSERVATION

Action 5h1: Participate in the formation of a **cooperative energy network** with other local governments, particularly in Santa Clara County.

NOISE ELEMENT

(See Action 11b1, Land Use Element)

"B" PRIORITIES, PARTIALLY COMPLETED ACTIONS

LAND USE ELEMENT

Action 13a1: Prepare a study identifying existing and future neighborhoods and recommend actions such as special setbacks, variations in lot sizes, special design themes, signing and roadway and sidewalk materials, and other methods of **strengthening neighborhood identity**.

CIRCULATION ELEMENT

Action 1i2: Establish improvement projects as necessary through **assessment districts or by the Redevelopment Agency** in the case of Dunne Avenue and Watsonville Road.

Policy 5b: Prepare a trail and bikeway system **plan and program** including implementation proposals.

TABLE "C"

**GENERAL PLAN "C" PRIORITIES
REMAINING TO BE IMPLEMENTED**

LAND USE ELEMENT

Action 4c.1:	Identify methods to resolve residential/mushroom farm conflicts
Action 8a.1:	Work with other jurisdictions for extension of boundaries
Action 8a.2:	Work with County to prepare special area plans for joint adoption
Action 11b.1:	Noise impact landscape buffers, for residential areas next to non-residential.
Action 13a.3:	Amend the General Plan to identify needed neighborhood separators not yet existing.
Action 16b.4:	Work with Chamber of Commerce to distribute information on parks, wineries
Action 22d.3:	Review General Plan & Zoning Maps to ensure land available for appropriate mix of activities in the Downtown.

CIRCULATION ELEMENT

Policy 1q:	Complete median design for Monterey Road.
Action 1v.2:	Work with County to study traffic facilities needed south of Tennant Avenue/Hill Road.
Action 2e.1:	Work with County to define alignment for Monterey/Sutter to Santa Teresa connection.
Action 4c.1:	Work with County Transit to develop transit information center
Action 4c.2:	Work with County Transit on bus shelters
Action 4c.4:	Investigate locating park & ride facilities east of U.S. 101
Action 5g.5:	Prohibit long-term on-street parking in industrial/commercial areas of the City

RECREATION ELEMENT

Policy 1c: Expand linear park system elements in Parks & Recreation Element, to separate neighborhoods.

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TABLE "D"

GENERAL PLAN HOUSING ELEMENT - POLICIES AND ACTIONS,
IMPLEMENTATION SINCE 1990

<u>Identification</u>	<u>Timeline/ Priority</u>	<u>Objective</u>	<u>Achievement</u>
1a-1: Adequate supply of residentially zoned land	Annual	300 acres vacant each, single family & estate; 60 acres multifamily low, 25 multifamily medium	447 acres estate/OS zone; 300+ acres sing. family; 72 acres multifamily low; 59 acres multifamily medium; supply exceeds standard
1b-1: Identify 25-80 acres multifamily medium/R-3	1991	Add 25 acres R-3	59 acres R-3 on map; 7.5 acres added since 1990
1c-1: Adopt simplified RDCS procedure for small residential projects	1991	Adopt system	Measure P Micro system in place by 1991
1d-1: 20% new housing multi-family units	On-going	279 units by 1995	116 units by 1995
1d-2: 30% multifamily housing to be rentals	Annual	80 units by 1995	106 units by 1995
1f-1: Review General Plan zoning, consider increase in multifamily densities	1993	New and revised zoning provisions	Not Completed
1g-1: Portion of all units to be affordable	Annual	111 lower income units, 266 median/moderate income units by 1995	152 lower income, 78 median/moderate income units by 1995
1g-2: Adopt inclusionary housing requirement for market-rate projects if exempt from RDCS	1993	No units expected until after 1995	Not Completed

1g-3: Density bonus BMR units lot	Annual	50 units by 1995	85 units received density bonus or RPD size reductions
1h-2: RDCS scores for developments with BMR units enhanced	Annual	200 units by 1995	168 units by 1995 (constructed)
1i-1: 20% RDCS for very low to median income housing	Annual	221 units by 1995	116 units by 1995 (constructed)
1i-2: RDA funds for BMR/affordable units	Annual	\$2,600,000 by 1995	Over \$2,600,000 by 1994
1i-3: Assist non-profit/market rate rental housing	Annual	50 units by 1995	59 by 1995
1i-4: Non-profits to acquire rentals	1992	4 units by 1995	10 units acquired -Bridge project & So. County/Crest
1i-5: Use City-owned remnant parcels for affordable housing	Ongoing	20 units by 1995	20 units in The Willows by 1992
1j-1: RDA assisted units to include 3, 4 bedrooms for rentals	Annual	20 units by 1995	25 units complete
1j-2: Same for non-assisted units (see also 3a-1)	Annual	32 units by 1995	34 units by 1995
1l-2: Provide incentives for mobilehome park creation	1993	Report and recommendations	Not Completed
1n-1: Apply mixed-use zoning outside downtown, where residential/commercial are appropriate	1993	Prepare report, remove obstacles	Evaluated by staff; PUD zoning can be used as needed as substitute for new program

1o-1: City financing for second unit BMR's	1992	Adopt program	Program evaluated by staff--not cost effective
1p-1: Continue mortgage certificate credits	Annual	15 certificates/year	Exceeds 15/year
1p-4: Encourage rental landlords to use assistance programs	Annual	5 firms enrolled	Ongoing, operative
1p-5: Rental deposit guarantee program	1992	10 annually	Shared Housing Program includes this feature
1r-1: Home improvement loans through City program (see also 2a-1, and 2b-2)	Annual	\$1,000,000 in loans committed by 1995 for 50 homes	Goal Exceeded
1s-1: Review housing demand by income, family size using 1990 Census	1993	Report estimating housing needs	Not Completed
1t-1: Deed restrictions for affordable housing to guarantee resale price limits	Annual	160 units by 1995	Over 200 units by 1995
1x-2: Affordable units by non-profit groups in market rate projects	1993	20 units	Not Completed
1y1: Adopt standards for mobile/modular home developments	1993	New ordinance and development standards	Staff evaluated; existing standards are adequate
2a-2: City code enforcement inspections	Annual	100 units annually	150 annually
2a-3: CCR standards to facilitate rehabilitation and retention of residential	1993	Revise CC-R standards	Staff evaluated; existing standards are adequate

2a-4: Rehabilitation units to be energy-efficient	Annual	50 units in program checked	Over 50 units
2b-3: Participation in rehabilitation program in target neighborhoods	Annual	200 letters to home-owners	Outreach ongoing -not quantified
2b-4: Expand existing overcrowded units	Annual	10 expansion loans annually	1 Loan Completed
2c-3: Rehabilitation loans for mobile/modular units	Annual	25 loans by 1995	Goal exceeded
3a-1: RDCS criteria to produce housing for large families	1992	32 3/4 bedroom units by 1995	Goal exceeded
3b-1: Develop shared housing for single parents	1992	4 units by 1992	Depot Commons in planning for 1995--13 rentals
3c-1: Enforce State, Fed. requirements for access by disabled in new multi-family units	Annual	5 percent of new multifamily units disabled-accessible	1 unit in Willows represents 1% of goal met
3c-2: Rehabilitation loans for handicap accessibility	1995	5 units	Exceeds 5 units by 1995
3c-3: Acquire residence for mentally impaired homeless adults	1992	4 unit building	Completed
3e-1: Provide single-room occupancy (SRO) building for single adults	1995	4 to 6 units	City building Skeels Hotel in 1995
3f-1: Housing services for special need groups-elderly, battered women	1995	\$20,000 annually	City assistance continues
3f-2: Support agencies to provide homeless shelter services	Annual	10,000 shelter-nights from Morgan Hill area	Exceeded goal by program

3f-5: Emergency shelters and transitional housing as conditional use in R-3 zoning district	1993	Change zoning regulations	Not Completed
3g-1: Promote shared-housing projects via media	1995	12 units by 1995 for very low income	Catholic Charities program in effect

TABLE "E"

GENERAL PLAN "O" PRIORITIES
ONGOING IMPLEMENTATION

LAND USE ELEMENT

Action 1d.3:	Rezone land for urban levels of development when it meets or can meet facility/service standards within the next 5 years.
Policy 1e:	Review the priority system within Measure E and propose changes to insure that the highest points are awarded to proposed projects that are infill projects , within areas with adequate facilities and services; and next priority to projects providing for concentric development adjacent to, and logical extensions of, existing development, facilities and service areas.
Policy 9b:	Review the Land Use Element annually to determine what progress is being made toward achieving the Element's Goals.
Policy 13c:	Use residential planned development zoning and other appropriate means to create density transitions between residential zones of varying intensities.
Policy 14c:	Analyze the jobs/housing situation each Fall; evaluate rate of development and total acreage of industrial/commercial land. Use jobs/housing information to evaluate annexation and urban service area boundary applications; and industrial development proposals.
Action 16b.2:	Create and promote tourist-oriented commercial and industrial projects/activities such as wine tasting rooms, wineries, farmer's markets, industry sales outlets, outdoor restaurant facilities.
Action 22e.1:	Provide community assistance and support for downtown activities and special events --festivals, art shows, farmer's markets, collector car shows, craft fairs, etc.
Action 23f.1:	Work with the County to limit approval of new commercial uses along Monterey Road south of Watsonville Road.

- Action 24a.1: Evaluate annually the amount of industrial land available for development within the 5-year Urban Service Area and the current jobs/housing balance, and propose expansion or adjustments in General Plan industrial land categories and related zoning as necessary.
- Action 24g.1: Subject all industrial development north of Cochrane Road to **design and landscaping standards** compatible with the Morgan Hill Business Park.

CIRCULATION ELEMENT

- Action 1d.1: Support the **T2000 Plan** and actions to update and expand this planning process.
- Action 1d.2: In cooperation with the County, work with the Association of Bay Area Governments, the Metropolitan Transportation Commission, Caltrans, and the U.S. Department of Transportation to **implement the regional transportation plan**.
- Action 1h.1: Periodically **update buildout calculations** and input into the City's traffic model.
- Action 1l.1: Use City capital funds and assessment district funds to **complete those portions of arterial streets** not upgraded by developers.
- Policy 1u: Use City capital funds and assessment districts to **complete those portions of collector streets** not upgraded by developers.
- Action 1u.3: Connect the various portions of **Del Monte Avenue** to form a continuous street, excluding an area through Britton Middle School and Nob Hill.
- Policy 1w: Periodically **review speed limits** on all City streets.
- Action 3a.1: Periodically **review parking standards** to ensure their adequacy.
- Action 4b.3: Work with County Transit to increase commuter bus service to and from Morgan Hill.
- Action 4c.3: Encourage private developers to **install bus shelters** compatible with City architectural standards.

- Action 5b.3: Require developers of projects adjacent to the proposed bikeways to contribute their fair share of funds to a special **City capital fund for the provision of bikeway markings** and signs.
- Action 5g.1: Investigate methods of working with employers to insure that a minimum of 10% of employees utilize carpools, transit or other **systems** consistent with transportation demand management programs.
- Action 5g.2: Encourage employers to provide a flexible set of working hours to ease traffic congestion.
- Action 5g.3: **Set up communications and a program of support** with the County, the Association of Bay Area Governments and the Metropolitan Transportation Commission.

CONSERVATION/OPEN SPACE ELEMENT

- Action 5h.2: In cooperation with PG & E, subject all municipal buildings to an **energy audit** and perform practicable energy conservation alterations on municipal buildings, which can include modifying automatic heating and cooling systems, lighting, etc.
- Action 5h.4: Establish programs under HCD Block Grant rehabilitation or Section 220 funds to weatherize and solar retrofit existing homes.
- Action 5h.5: Emphasize **energy conservation building techniques for new residential construction** through the implementation of Chapter 18.78 (RDCS).
- Action 5h.6: Promote **subdivision design** which provides for passive solar heating and **natural cooling** through the Development Review Committee subdivision review process.

COMPLETED "ONGOING" PRIORITIES

LAND USE ELEMENT

Proposed for removal, as completed

- ~~Action 5a.1: Support efforts to establish a regional open space authority.~~